

Final Report

**State of Indiana
Consolidated Plan**

2007 Action Plan

DUNS No. 79-273-7483

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Each year the State of Indiana is eligible to receive grant funds from the U.S. Department of Housing and Urban Development (HUD) to help address housing and community development needs statewide. The dollars are primarily meant for investment in the State's less populated and rural areas, which do not receive such funds directly from HUD.¹ HUD requires that any state or local jurisdiction that receives block grant funds prepare a report called a Consolidated Plan every three to five years. The Consolidated Plan is a research document that identifies a state's, county's or city's housing and community development needs. It also contains a strategic plan to guide how the HUD block grants will be used during the Consolidated Planning period. In addition to the Consolidated Plan, every year states and local jurisdictions must prepare two other documents related to the Consolidated Plan:

Annual Action Plan—this document details how the HUD block grants *are planned to be* allocated to meet a state's/county's/city's housing and community development needs; and

Consolidated Annual Performance and Evaluation Report (CAPER)—this document reports how each year's dollars were *actually allocated* and where the actual allocation varied from what was planned.

This report is the State of Indiana's 2007 Action Plan. The State of Indiana five-year Consolidated Plan was prepared in 2005, and covers the years from 2005 through 2009. The 2007 Action Plan report contains a plan for how the State proposes to allocate the CDBG, HOME, ESG and HOPWA during the 2007 program year.

Compliance with Consolidated Plan Regulations

The State of Indiana's Five-Year Consolidated Plan and 2007 Action Plan were prepared in accordance with Sections 91.300 through 91.330 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations.

Lead and Participating Agencies

The Indiana Office of Community and Rural Affairs (OCRA) and the Indiana Housing and Community Development Authority (IHCDA) are the lead agencies responsible for overseeing the development of the 2007 Action Plan. OCRA administers the State's CDBG grant. IHCDA administers the State's HOME, ESG and HOPWA grant programs.

¹ Some cities and counties in Indiana, mostly because of their size, are able to receive HUD grant dollars for housing and community development directly. These "entitlement" areas must complete a Consolidated Plan separately from the State's to receive funding. The entitlement areas in Indiana include the cities of Anderson, Bloomington, Carmel, Columbus, East Chicago, Elkhart, Evansville, Fort Wayne, Gary, Goshen, Hammond, Indianapolis, Kokomo, La Porte, Lafayette, Michigan City, Mishawaka, Muncie, New Albany, South Bend, Terre Haute, West Lafayette, Hamilton County and Lake County.

The State of Indiana retained BBC Research & Consulting (BBC), an economic research and consulting firm specializing in housing research, to assist in the preparation of the 2007 Action Plan. BBC worked with the Indiana minority-owned business Engaging Solutions and Indiana women-owned business Briljent to complete the 2007 Action Plan.

Citizen Participation Process and Consultation

The State's five-year Consolidated Plan was developed with a strong emphasis on community input.

Citizens were able to share their opinions about the State's housing and community development needs in

numerous ways including:

- A targeted survey of low-income citizens, citizens receiving public housing assistance and citizens with special needs;

- A key person/organization survey sent to approximately 1,800 stakeholders in the State's nonentitlement areas; and

- A telephone survey, the Indiana Rural Poll, conducted of Indiana residents living outside of Indiana's urbanized areas.

Citizens had the opportunity to comment on the 2007 Draft Action Plan for CDBG, HOME, ESG and

HOPWA through two public hearings held during the 30-day public comment period, April 5 through

May 7, 2007. In addition, stakeholders were consulted about the State's greatest needs and encouraged to

provide comments on the Action Plan through personal interviews conducted in March and April 2007.

Acceptance of public comments. The State of Indiana accepted public comments on the 2007 Draft Action Plan between April 5 and May 7, 2007. All of the comments received—both verbal and written—

are summarized or appended to the Action Plan, unless otherwise requested by the commenter.

Updated Research Findings

This section contains relevant demographic, housing market and community development data and

information that has been released since the preparation of the State's five-year Consolidated Plan.

Trends in Housing and Community Development

Population growth. New data released from the U.S. Census Bureau showed that the State is growing

more slowly than it did over the last decade. The U.S. Census Bureau estimates the State's 2006 population at 6,313,520, up from 6,080,485 in 2000 and 6,266,019 in 2005. From 2000 to 2006, the

State's population increased by 3.8 percent, or at an average annual rate of .76 percent. Between 1990

and 2000, the state's average annual population growth was about .9 percent.

The State's growth rate from 2000 to 2006 is comparable to the growth rates of surrounding states.

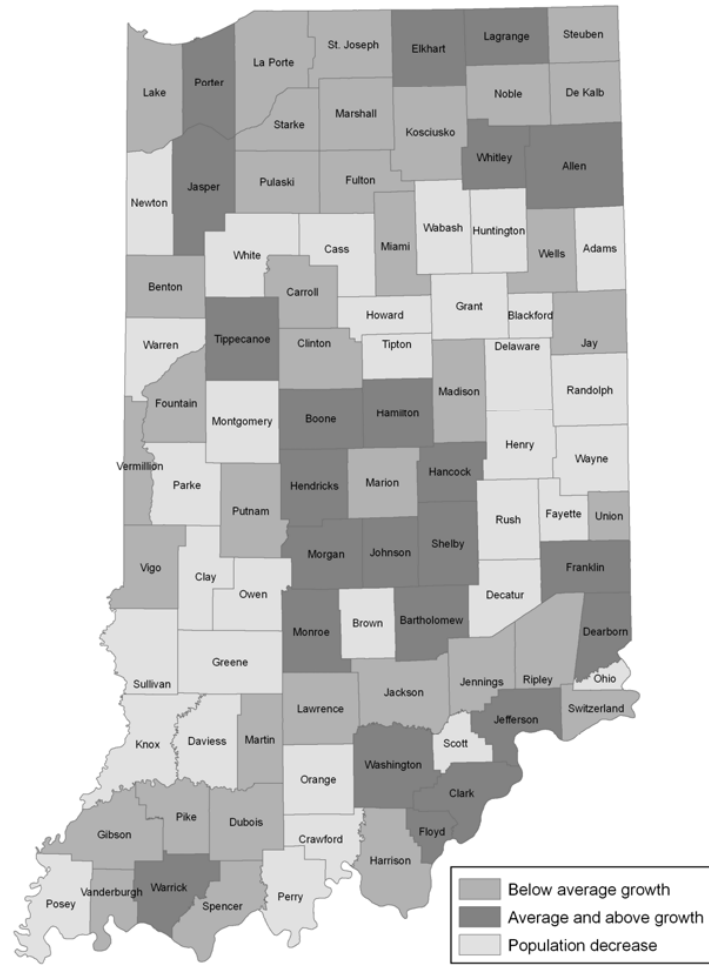
Kentucky grew at a similar rate of 4.0 percent and Ohio grew at the lowest rate of 1.0 percent.

Exhibit ES-1 identifies county growth patterns between 2005 and 2006. Counties growing at rates higher than the State overall between 2005 and 2006 are, for the most part, clustered around the State's largest metropolitan areas, while counties with declining population are mostly east and due north of the Indianapolis MSA.

**Exhibit ES-1.
Population Change
of Indiana Counties,
2005 to 2006**

Note:
Indiana's population change
was 0.73 percent from 2004 to 2005.

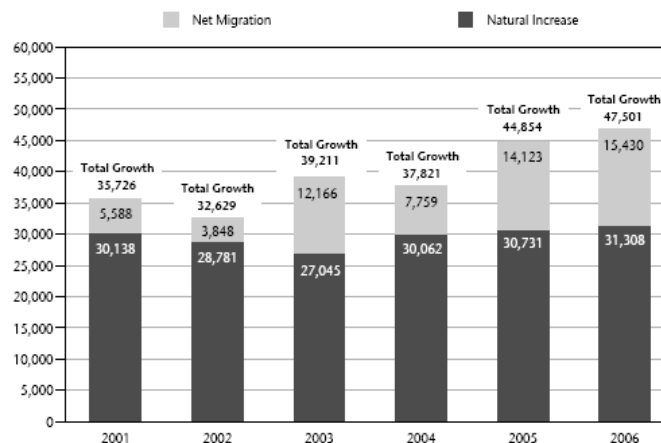
Source:
U.S. Census Population Estimates, 2004
and 2005 and BBC Research & Consulting.



Components of population change. The Census Bureau reports the cumulative estimates of population change from 2000 to 2006. The primary reason for the State's population growth during this period was natural increase, through which the State added 31,308 people in 2006, which included 86,790 births and 55,482 deaths. Exhibit ES-2 shows the components of the population change for 2001 through 2006. Although natural increase remains the primary reason for population growth in Indiana, net migration is an increasing factor, as shown in the Exhibit.

Exhibit ES-2.
Components of
Population Change in
Indiana, 2001 to 2006

Note:
Population changes for each year are from July 1 to July 1 of the next year. The 2000 population change is not included because it is from April 1 to July 1 of 2000.
Natural increase is births minus deaths.
Source:
U.S. Census Bureau Population Estimates.



Age. According to the Population Division of the U.S. Census, the State's median age is estimated to be 35.9 in 2005, compared to 35.2 in 2000 and 35.7 in 2004. In 2005, approximately 62 percent of the State's population was between the ages of 18 and 64 years. Overall, 12 percent of Indiana's population was age 65 years and over in 2005.

Exhibit ES-3.
Change in Age Composition for Indiana, 2000, 2004 and 2005

	2005		2000	Percent Change 00-05	2004	Percent Change 04-05
Total Population	6,271,973	100%	6,091,955	3.0%	6,226,537	0.7%
Under 18 years	1,602,847	25.6%	1,576,759	1.7%	1,601,068	0.1%
18 to 24 years	621,687	9.9%	618,154	0.6%	630,913	-1.5%
25 to 44 years	1,732,768	27.6%	1,788,238	-3.1%	1,728,790	0.2%
45 to 64 years	1,537,165	24.5%	1,355,065	13.4%	1,495,484	2.8%
65 years and over	777,506	12.4%	753,739	3.2%	770,282	0.9%
Median age	35.9		35.2		35.7	

Source: U.S. Census Bureau Population Estimates.

The age cohort of 45 to 64 years increased at the fastest rate of all age cohorts, rising by 2.8 percent from 2004 to 2005 and 13.4 percent from 2000 to 2005.

Racial/ethnic diversity. The Population Division of the U.S. Census provides a comparison of racial and ethnic population of Indiana for 2000, 2004 and 2005. As shown in Exhibit ES-4, the Asian population increased at the fastest rate of all races, rising by 4 percent from 2004 to 2005 and 23.7 percent from 2000 to 2005. Indiana's White population grew at the slowest rate of all races, only increasing by 0.6 percent from 2004 to 2005.

Growth was very strong for residents of Hispanic ethnicity: The number of Latinos living in Indiana increased by 15,182 residents, or 5.6 percent, from 2004 to 2005, and by 67,990 residents, or a 31.3 percent growth, from 2000 to 2005.

Exhibit ES-4.
Change in Race and Ethnic Composition for Indiana, 2000, 2004 and 2005

	2005		2000	Percent Change 00-05	2004	Percent Change 04-05
Total Population	6,271,973	100%	6,091,955	3.0%	6,226,537	0.7%
American Indian and Alaska Native Alone	16,928	0.3%	15,834	6.9%	16,682	1.5%
Asian Alone	74,997	1.2%	60,638	23.7%	72,137	4.0%
Black or African American Alone	554,974	8.8%	518,077	7.1%	547,160	1.4%
Native Hawaiian/Other Pacific Islander Alone	2,871	0.0%	2,332	23.1%	2,774	3.5%
White Alone	5,553,954	88.6%	5,439,298	2.1%	5,522,125	0.6%
Two or More Races	68,249	1.1%	55,776	22.4%	65,659	3.9%
Hispanic or Latino (of any race)	284,909	4.5%	216,919	31.3%	269,727	5.6%

Source: U.S. Census Bureau Population Estimates.

Income growth. The ACS reported a median household income of \$43,993 in 2005, compared to \$42,195 in 2004—an annual increase of 4.2 percent. Exhibit ES-5 shows the distribution of income in the State in 2000, 2002, 2003, 2004 and 2005 in inflation-adjusted dollars. The percentage of residents in the higher end of the income spectrum has risen since 2000. Over 12 percent of Indiana households earned more than \$100,000 in 2005.

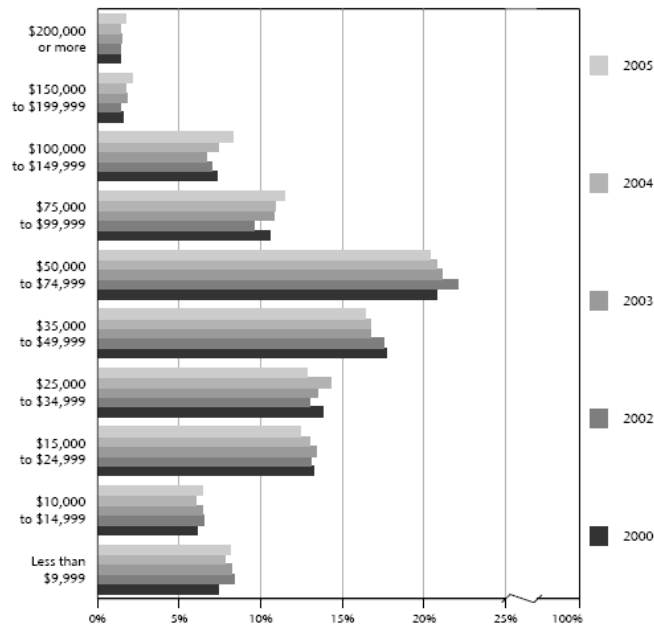
**Exhibit ES-5.
Percent of Households
by Income Bracket,
State of Indiana,
2000, 2002, 2003,
2004 and 2005**

Note:

Data are adjusted for inflation.

Source:

2000 Census and 2002, 2003 and
2004 American Community Survey,
U.S. Census Bureau.

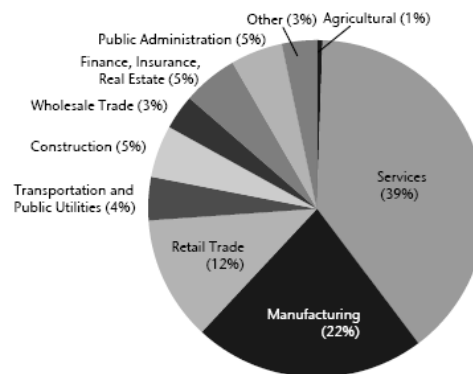


Employment sectors. Manufacturing, a stalwart industry of many Midwestern states, continues to play a large role in Indiana's job market, employing more than 20 percent of the State's jobs in the second quarter of 2006 (the most recent data available). The retail trade industry employed 12 percent of the State's workforce, and services, which includes management, educational and healthcare services, employed the largest share at 39 percent. Exhibit ES-6 shows the distribution of jobs by industry for the second quarter of 2006.

**Exhibit ES-6.
Employment by Industry,
State of Indiana, Second
Quarter 2006**

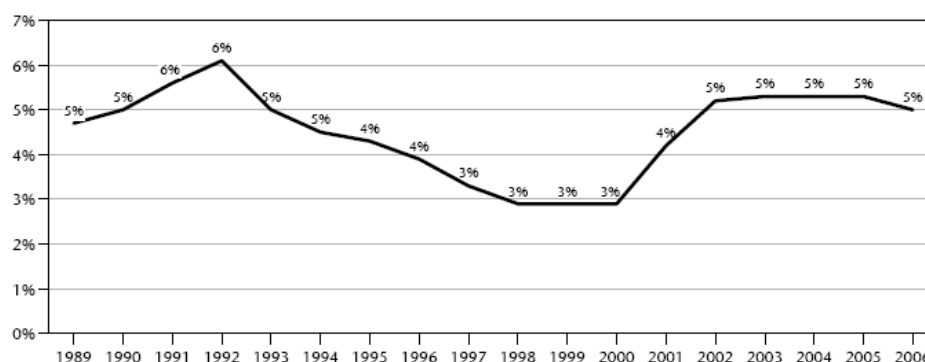
Source:

Indiana Business Research Center.



Unemployment. As of 2006, the average unemployment rate in Indiana was 5.0 percent. This compares to 5.3 percent in 2005 and 5.3 percent (the same rate) in 2004. Unemployment rates are stabilizing after having risen significantly from 2000 to 2002. Exhibit ES-7 displays the broad trend in unemployment rates since 1989.

Exhibit ES-7.
Indiana's Average Annual Unemployment Rate from 1989 to 2006



Source: Indiana Department of Workforce Development, Bureau of Labor Statistics and Indiana Business Research Center, IU Kelley School of Business.

Poverty. In 2005, the U.S. Census Bureau reported 12.2 percent of Indiana residents were living in poverty. This included 17 percent of persons aged under 18, and 8 percent of those aged 65 and older. Almost 40 percent of female-headed households with children present were living in poverty in 2005. Exhibit ES-8 below displays poverty statistics for Indiana from 2005.

Exhibit ES-8.
Indiana Residents in Poverty, 2005

Source:
2005 American Community Survey, U.S.
Census Bureau.

Indiana Resident	Percentage of Population in Poverty
All Residents	12%
Persons under age 18	17%
Persons age 18 to 64	11%
Persons age 65 and over	8%
Households with related children under 18 years	14%
Female head of household with children present	39%

Housing and affordability. Data from the 2005 ACS indicate that most of the housing stock in Indiana (74 percent) is made up of single-family, detached homes. Almost 80 percent of units were in structures with two or fewer units, with only 15 percent in structures with 3 units or more.

The ACS estimated the median value of an owner occupied home in the State as \$114,400 in 2005. This compares with the U.S. median of \$167,500 and is the second lowest median compared to surrounding States, as shown in Exhibit ES-9.

**Exhibit ES-9.
Regional Median Owner
Occupied Home Values,
2005**

Note:
The home values are in inflation-adjusted
dollars for specified owner-occupied units.
Source:
U.S. Census of the Bureau, American
Community Survey, 2005.



Indiana's median gross rent (including contract rent) plus utilities and fuels, was \$615 per month in 2005.

Although housing values in Indiana are still affordable relative to national standards, many Indiana households have difficulty paying for housing. Housing affordability is typically evaluated by assessing the share of household income spent on housing costs, with 30 percent of household income being the affordability threshold.

The ACS reported that in 2005, 26 percent of all homeowners (about 455,604 households) in the State were paying more than 30 percent of their household income for housing and 43.4 percent of Indiana renters—or 296,821—paid more than 30 percent of household income for gross rent.

The State's low-income households are more likely to be cost burdened, as shown in Exhibits ES-10 and ES-11.

Exhibit ES-10.
Cost Burden by Income, Owner Households with a Mortgage, 2002

Percent of Median Household Income	Income Cut-Off	Cost Burdened Owner Households	Percent of Households Cost Burdened	Owners with a Mortgage
Less than or equal to 30%	\$12,390	35,449	92%	38,730
31% to 50%	\$20,650	54,397	88%	62,113
51% to 80%	\$33,040	68,740	51%	135,225
81% to 100%	\$41,300	39,005	33%	119,408
Greater than 100%	\$41,300 +	<u>63,135</u>	8%	<u>795,822</u>
Total Owner Households		260,726	23%	1,151,298

Note: Owner households who pay no mortgage were not included in calculation.

Source: U.S. Census Bureau's American Community Survey PUMS, 2002.

Exhibit ES-11.
Cost Burden by Income of Householders Who Pay Cash Rent, Renters, 2002

Percent of Median Household Income	Income Cut-Off	Cost Burdened Renter Households	Percent of Households Cost Burdened	Renters Paying Cash Rent
less than or equal to 30%	\$12,390	118,260	78%	152,442
31% to 50%	\$20,650	82,447	77%	106,856
51% to 80%	\$33,040	38,667	29%	135,632
81% to 100%	\$41,300	4,297	7%	63,029
greater than 100%	\$41,300 +	<u>972</u>	1%	<u>154,821</u>
Total Renter Households		244,643	40%	612,780

Note: Renter households paying "no cash rent" were not included in calculation. The possible difference between the ACS Summary Table numbers of cost burdened renters' households (238,114) versus the PUMS cost burdened renters (219,709) may be due to different sampling methodology used for the Summary Tables.

Source: U.S. Census Bureau's American Community Survey PUMS, 2002.

HUD housing analysts. The U.S. Department of Housing and Urban Development (HUD) received special tabulations of Census 2000 data from the U.S. Census Bureau that are largely unavailable through standard Census products. The following exhibit shows some of these data. The data show that the lower the income the more likely a household is to have a housing problem. It should be noted that "housing unit problem" as defined by HUD includes cost-burden, which is an indicator of affordability, not of condition.

Exhibit ES-12.
HUD-Defined Housing Unit Problems by
Household Income in 1999 by Household Type, Indiana

Percent of Renters with Housing Unit Problems	Total	Elderly Family Household	Small Family Household	Large Family Household	Elderly Non-Family Household	Other Non-Family Household
less than or equal to 30%	71%	68%	77%	85%	55%	74%
31% to 50%	62%	49%	60%	67%	54%	68%
51% to 80%	24%	23%	18%	40%	34%	23%
81% to 95%	9%	9%	6%	32%	18%	6%
greater than 95%	6%	5%	4%	29%	13%	2%
Total	35%	29%	30%	49%	46%	35%
Percent of Owners with Housing Unit Problems	Total	Elderly Family Household	Small Family Household	Large Family Household	Elderly Non-Family Household	Other Non-Family Household
less than or equal to 30%	69%	63%	78%	87%	62%	71%
31% to 50%	44%	28%	63%	72%	28%	58%
51% to 80%	29%	15%	36%	42%	15%	42%
81% to 95%	18%	8%	19%	24%	10%	26%
greater than 95%	5%	4%	5%	11%	4%	8%
Total	17%	13%	13%	24%	27%	26%

Note: The 1999 HUD Area Median Family Income for Indiana is \$50,256.
Housing unit problems: Lacking complete plumbing facilities, or lacking complete kitchen facilities, or with 1.01 or more persons per room, or with cost burden more than 30.0 percent.
Elderly households: 1 or 2 person household, either person 62 years old or older.
Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
Source: U.S. Census Bureau, 2000, HUD and BBC Research & Consulting.

Affordability by minimum wage. A 2006 study by the National Low-Income Housing Coalition found that extremely low-income households (earning \$17,658, which is 30 percent of the AMI of \$58,860) in Indiana can afford a monthly rent of no more than \$441, while the HUD Fair Market Rent for a two bedroom unit in the State is \$643. For single-earner families at the minimum wage, it would be necessary to work 96 hours a week to afford a two-bedroom unit at the HUD Fair Market Rent for the State. This is an increase of 4 hours from the 2005 study of 92 hours a minimum wage worker must work.

The study analyzed the affordability of rental housing for the State overall and for the State excluding the metropolitan areas. Exhibit ES-13 reports the key findings from the 2006 study. As shown in the Exhibit, in the State's non-metro areas, studio and one-bedroom apartments are relatively affordable to renters earning the median income—that is, households are not as likely to be cost burdened if they rented apartments of this size. However, households with one worker earning the minimum wage would have difficulty renting any size apartment without working more than a 40-hour week.

Exhibit ES-13.
Housing Cost Burden, Indiana Non-Metro Areas, 2006

	No Bedrooms	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Percent of median family income needed	31%	34%	42%	54%	60%
Work hours/week needed at the minimum wage	61	67	84	108	119
Income needed	\$16,354	\$18,021	\$22,369	\$28,801	\$31,913

Note: The HUD 2006 family annual median income was estimated at \$53,364 for non-metropolitan Indiana.
Source: National Low-income Housing Coalition, *Out of Reach*, 2006.

According to the study, Indiana's non-metro areas annual median family income increased slightly by 9.5 percent from 2000 to 2006 and increased 1.75 percent from 2005 to 2006. However, the fair market rent for a two-bedroom apartment increased by 29 percent from 2000 to 2006 and increased 3 percent from 2005 to 2006.

Summary of housing market analysis. The exhibit on the following page is a summary of key findings for Indiana as reported throughout this section and in the detailed housing market analysis in the five-year Consolidated Plan. The exhibit shows findings concerning housing condition, affordability and HUD's CHAS tables.

Exhibit ES-14.
Summary of Housing Market Analysis, Indiana

Housing Condition	Source	Households
Percent of households overcrowded:	2002 PUMS	1.9%
Less than or equal to 30% of AMI		1.7%
31% to 50% of AMI		2.2%
51% to 80% of AMI		1.6%
81% to 100% of AMI		2.5%
Greater than 100% of AMI		1.8%
Occupied units lacking:		
Complete plumbing	2005 ACS	9,610
Complete kitchen facilities	2005 ACS	13,765
Lead-based paint risk:		
Very low income (less than 50%) and built 1939 or earlier		
Renters	2002 PUMS	53,233
Owners	2002 PUMS	77,919
Affordability		Households
Owners:		
Cost burdened	2005 ACS	383,314
Severely cost burdened	2005 ACS	129,548
Renters:		
Cost burdened	2005 ACS	296,809
Severely cost burdened	2005 ACS	154,939
Cost burdened households with disabled members	2002 PUMS	201,840
Households "underpaying" for housing:		
51% to 80% of AMI	2002 PUMS	111,142
81% to 100% of AMI	2002 PUMS	138,348
CHAS	CDBG	HOME
Households with housing problems:		
Elderly (1 & 2 members)	332,364	338,363
Small related (2 to 4)	728,966	729,069
Larger related (5 or more)	137,066	137,125
All other households	222,720	230,014
Total	1,421,116	1,434,571

Source: U.S. Census Bureau, HUD and BBC Research & Consulting.

Evaluation of Part Performance

The State typically uses a competitive application process when awarding the grants. Therefore, the actual allocations and anticipated accomplishments may not equal the proposed funding goal. For example, the State may have a goal to build 10 units of rental housing and receives no applications proposing this goal. Therefore, the goal would not be met.

Exhibit ES-15 compares the program year goals established at the beginning of FY2005 with the actual dollars allocated to housing and community development activities.

Exhibit ES-15. FY2005 Goals v. Actual Allocations

Goals	Funds	Activities	2005 Funding Goals	2005 Assistance Goals	2005 Actual Allocations	2005 Actual Allocations
1. Expand and preserve affordable housing opportunities throughout the housing continuum.						
	HOME and ADDI	Transitional Housing - Rehab/New Construction	\$6,969,820	For Housing from Shelters to Homeownership, QAP, HOME OOR = 370 units. For First Home = 500 units	\$1,679,450 \$1,320,000 \$6,932,075 \$3,693,423	For Housing from Shelters to Homeownership, QAP, HOME OOR = 272 units. For First Home = 1,226 units ADDI = 154 units
		Permanent Supportive Housing - Rehab/New Construction				
		Rental Housing - Rehab/New Construction				
		Homebuyer - Rehab/New Construction				
		Owner-Occupied Rehabilitation	\$5,000,000		\$7,829,238	
		CHDO Operating Support	\$652,806		\$910,000	
		CHDO Predevelopment and Seed Money Loans	\$400,000		\$90,000	
		Downpayment Assistance (First Home)	\$1,665,509		\$4,683,406	
	CDBG	Emergency shelters	\$5,000,000	For all CDBG (Housing) = 235 units	\$5,911,538	For all CDBG (Housing) = 1,077 beds
		Youth shelters				
		Transitional housing				
		Migrant/seasonal farmworker housing				
		Permanent supportive housing				
		Rental housing				
		Owner-occupied units				
		Voluntary acquisition/demolition				
		Housing needs assessments				
		Site-specific feasibility studies				
2. Reduce homelessness and increase housing stability for special needs populations.						
	HOME	See special needs housing activities in Goal 1.				
	CDBG	See special needs housing activities in Goal 1.				
	ESG	Operating support	\$1,417,819	92 shelters	\$1,563,287	90 shelters
		Homeless prevention	\$283,564	37 shelters	\$105,499	32 shelters
		Essential services	\$94,521	59 shelters	\$333,584	56 shelters
		HMIS start-up	\$20,000		\$160,415	
				For all activities = 34,250 unduplicated clients served		For all activities = 47,259 unduplicated clients served
	HOPWA	Rental assistance	\$403,549	142 households/units	\$451,163	174 households/units
		Short-term rent, mortgage, utility assistance	\$214,653	464 households/units	\$190,773	522 households/units
		Supportive services	\$120,206	264 households	\$144,801	692 households
		Housing information	\$34,345	32 households	\$0	0 households
		Resource identification	\$242		\$0	
		Operating costs	\$7,818	5 units	\$11,701	25 units
		Grantee Administrative Costs			\$36,126	11 agencies
		Project Sponsor(s) Administrative Costs	\$53,621		\$22,050	
3. Promote livable communities and community revitalization through addressing unmet community development needs.						
	CDBG,	Downtown/neighborhood revitalization	\$750,000	2 projects	\$2,289,153	5 projects
	Community	Planning grants			\$1,728,619	46 studies
	Focus Fund	Technical assistance			\$16,948	2 grant (1 was deobligated)
		Brownfields			\$300,000	1 project (10 acres)
	Community	Construction of fire stations	\$1,750,000	4 fire stations	\$3,048,709	7 fire stations
	Focus Fund	Fire truck purchases	\$800,000	6 fire trucks	\$1,893,750	13 fire trucks
		Historic preservation	\$850,000	2 projects	\$890,850	3 projects
		Construction/rehab of wastewater collection and treatment sys	\$6,750,000	15 systems	\$7,032,738	16 systems
		Construction/rehab of water distribution and treatment system	\$2,650,000	7 systems	\$6,550,750	13 systems
		Construction of stormwater collection systems	\$1,750,000	4 systems	\$969,508	2 systems
		Community development projects	\$7,105,350	16 facilities/projects	\$6,104,500	15 facilities/projects
4. Promote activities that enhance local economic development efforts.						
	CDBG	See community and economic development activities in Goal 3.				

Source: Indiana Office of Community and Rural Affairs and Indiana Housing and Community Development Authority.

Community and Economic Development. A total of five special needs facilities were funded in 2006. In Round I, three Community Centers were funded. In Round II, one Senior Center and one Youth Center were funded.

One project for infrastructure in support of new affordable housing was funded in 2006. All wastewater, storm water or water projects expanded or improved existing affordable housing in rural communities.

The State of Indiana funded three more downtown revitalization projects than projected in the action plan; six more fire trucks, one additional historic preservation project, three additional wastewater projects, one additional storm water project, and one additional water project. Community Development projects were four under the projected action plan. In addition, one urgent need fire station was funded, one Brownfield projects and fifty-five planning grants.

There were two new job creation/retention economic development projects awarded. Also, through the initiatives of the Governor and Lt. Governor, the rural listening sessions, and RISE 2020 an emphasis on economic development project creation will be greater in the coming years; fulfilling goal number four in the action plan.

Exhibit ES-16 shows the State's community and economic development accomplishments to date in FY2006 compared to FY2006 goals, which were established for the FY2006 Action Plan.

**Exhibit ES-16.
Community/Economic
Development FY2006
Goals v.
Actual/Anticipated
Performance**

Source:
Indiana Office of Community and Rural
Affairs.

Community/Economic Development	Number of Projects	
	Goals	Actual
Community Development	15	11
Downtown Revitalization	2	5
Fire Trucks	3	9
Fire Stations	4	4
Historic Preservation	2	3
Water Systems	9	10
Wastewater Systems	14	17
Stormwater Systems	3	4

Housing. During FY2006, \$3.3 million (68 percent) of the CDBG funds that were allocated to housing activities were used for owner-occupied rehabilitation to help preserve the value of the largest asset most Hoosiers will ever own. An additional \$1.1 million was allocated for the creation of migrant farmworker housing, a priority in many rural communities across Indiana. The remaining funds were awarded to five feasibility studies and one rental rehabilitation project.

HOME dollars were used primarily for affordable rental housing and downpayment assistance. Amount of funds allocated and units expected are through May 2007. It is expected that these goals will be met with the remaining allocation in the 2006 program year.

As shown in Exhibit ES-17, IHCD assisted households at slightly lower income levels than its FY2006 goals, particularly below 30 percent area median income (AMI). The number of special needs households assisted was also higher than anticipated.

Exhibit ES-17 shows the State's community and economic development accomplishments to date in FY2006 compared to FY2006 goals, which were established for the FY2006 Action Plan.

Exhibit ES-17.
Housing FY2006 Goals v. Actual/Anticipated Performance

Housing/Special Needs	Amount of Funding		Housing/Special Needs	Amount of Funding	
	Goals	Actual		Goals	Actual
CDBG Funds			HOME Funds**		
Amount Awarded	\$4,510,720	\$4,896,400	Amount Awarded	\$10,100,000	\$7,205,515
Feasibility Studies		\$112,500	Permanent Supportive Housing		\$1,050,500
Migrant Farmworker		\$1,188,250	Rental Rehabilitation		\$1,168,000
Rental Rehabilitation		\$255,000	Rental New Construction		\$2,041,075
Owner-Occupied Rehabilitation		\$3,340,650	Tenant Based Rental Assistance		\$256,140
Total Units	184	463	Homebuyer Rehabilitation		\$671,800
			Homebuyer New Construction		\$1,022,000
Units by Area Median Income			Total Units	362	203
Below 30% AMI	85	245	Units by Area Median Income		
30.1 - 40% AMI	20	69	Below 30% AMI	65	47
40.1 - 50% AMI	34	51	30.1 - 40% AMI	50	29
50.1 - 60% AMI	25	46	40.1 - 50% AMI	97	55
60.1 - 80% AMI	20	52	50.1 - 60% AMI	69	41
Number Assisted by Race/Ethnicity			60.1 - 80% AMI	81	17
White	170	NA	Number Assisted by Race/Ethnicity	312	NA
Minority	14	NA	White	50	NA
Number Assisted by Special Needs*			Minority		
Disabled	20	19	Number Assisted by Special Needs *		
Elderly	70	22	Disabled	55	7
Female Headed Household	35	15	Elderly	100	4
			Female Headed Household	70	1
			HOME Funds		
			Amount Awarded	\$3,070,011	\$4,012,000
			Downpayment Assistance		
			Total Units	700	1,102
			Number Assisted by Race/Ethnicity		
			White	312	876
			Minority	50	226
			Number Assisted by Special Needs		
			Disabled	55	78
			HOME Funds		
			Amount Awarded	\$1,100,000	\$955,000
			CHDO Operating		\$700,000
			CHDO Predevelopment and Seed Loans		\$255,000

Note: * Goals are number of individuals served by respective special needs population. Funded column represents projects targeting these populations.
Individual counts are not available until projects are closed out.
** Funds awarded as of 5/11/07.

Source: Indiana Housing and Community Development Authority.

Strategic Plan and Action Items

During FY2007 the State expects to receive more than \$50 million in the HUD block grants, as shown in Exhibit ES-18 to address housing and community development needs.

Exhibit ES-18.

2007 Consolidated Plan Funding, by Program and State Agency

Program	FY 2007 Funding Allocations
CDBG (Indiana Office of Community and Rural Affairs)	\$31,790,913
HOME (Indiana Housing and Community Development Authority)	\$15,519,476
ADDI (Indiana Housing and Community Development Authority)	\$316,513
ESG (Indiana Housing and Community Development Authority)	\$1,916,143
HOPWA (Indiana Housing and Community Development Authority)	<u>\$822,000</u>
Total	\$50,365,045

Source: State of Indiana and HUD, 2007.

Based on the research conducted for the FY2005-FY2009 Consolidated Plan, the State has developed the following goals and benchmarks for addressing current and future housing and community development needs:

- **Goal 1.** Expand and preserve affordable housing opportunities throughout the housing continuum.
- **Goal 2.** Reduce homelessness and increase housing stability for special-needs populations.
- **Goal 3.** Promote livable communities and community revitalization through addressing unmet community development needs.
- **Goal 4.** Promote activities that enhance local economic development efforts.

The goals are not ranked in order of importance, since it is the desire of the State to allow each region and locality to determine and address the most pressing needs it faces.

The State has established Specific Outcome Indicators and funding and assistance goals that it will use to evaluate its performance during FY2007. These include:

Objective Category: Decent Housing

1. Availability/Accessibility and Affordability—HOME. During FY2007, the State will allocate \$10.1 million of HOME funds to assist in the production and/or rehabilitation of 336 housing units. The type of units will be determined based on the greatest needs in nonentitlement areas.

Eligible unit types include:

- Transitional housing (Availability/Accessibility of Housing);

- Permanent supportive housing (Availability/Accessibility of Housing);
- Affordable rental housing (Affordability);
- Affordable owner housing (Affordability).

During FY2007, the State will also provide homeownership assistance to 500 households (Affordability).

2. Availability/Accessibility and Affordability—CDBG. In the 2007 program year, the State will allocate \$4.2 million of CDBG funding to produce 244 units of housing for special-needs populations, to acquire and demolish units in support of affordable housing development, and to conduct affordable housing feasibility studies.

The type of units will be determined based on the greatest needs in nonentitlement areas. Eligible unit types include:

- Emergency shelters;
- Youth shelters;
- Transitional housing;
- Migrant/seasonal farmworker housing;
- Permanent supportive housing;
- Rental housing;
- Owner-occupied housing.

3. Availability/Accessibility and Sustainability of shelters. In FY2007, the State will use CDBG, HOME, ESG and HOPWA dollars to improve the accessibility and availability of decent housing to special-needs populations. The dollars will also be used to ensure the sustainability of the shelters. In all, 24,523 persons who are homeless will be assisted through the various activities.

ESG dollars will be used for the following:

- Operating support—89 shelters receiving support totaling \$1,436,993, assisting 24,523 clients (Sustainability for shelters);
- Homeless prevention activities—25 shelters provided with homeless prevention activity funding of \$93,936. These 25 shelters will provide direct rental assistance to prevent eviction, utility assistance and legal services for tenant mediation to 80 percent of the clients who ask for assistance, serving approximately 300 clients. (Availability/Accessibility).
- Essential services—51 shelters provided with funding totaling \$317,668 for essential services, assisting 740 clients. These services will assist approximately 80 percent of clients at each shelter in the form of case management, mainstream resources referral and counseling, as needed. (Availability/Accessibility).
- Rehabilitation funding—Emergency shelters and/or transitional housing providers will receive rehabilitation funding totaling \$57,000 to provide better accessibility of the physically disabled clients who need assistance. In addition, a portion of ESG is available for rehabilitation that will be awarded to those shelters whose facilities need updated to improve

the accessibility of the shelter for those homeless clients who have physical disabilities. Approximately 3 to 4 shelters may be assisted. (Availability/Accessibility and Sustainability of shelters).

HOPWA dollars will be used for the following:

- **Housing Information**—HOPWA care sites provide community-based advocacy and information/referral services for the purposes of either placement into housing or homeless prevention. Via care site case management, homeless outreach will occur to increase the number of those living with HIV/AIDS that become housed. An anticipated 25 HOPWA-eligible homeless individuals will be housed during the 2007 program year due to homeless outreach from HOPWA care sites. \$53,860 in funding will be allocated in 2007. (Availability/Accessibility).
- **Operating Costs**—HOPWA care sites provide housing costs that are specific to HIV/AIDS housing, such as furniture for group homes and utilities. Operating costs may also include the salaries of security and maintenance crews. \$16,000 in funding, benefiting an anticipated 75 individuals will be provided in 2007. (Suitable Living Environment).
- **Rental Assistance**—HOPWA care sites provide case management, mainstream resource assistance and housing assistance for up to 12 months of a HOPWA program to increase housing stability for those living with HIV/AIDS and their families. \$370,040 in funding will be dedicated to this activity, which will assist approximately 170 individuals (Availability/Accessibility).
- **Short-Term Rent, Mortgage and Utility Assistance**—HOPWA care sites provide case management, mainstream resource assistance and housing assistance for up to 21 weeks of a HOPWA program year to increase housing stability for those living with HIV/AIDS and their families. Short-term rent, mortgage and utility payments will be provided to prevent homelessness of the tenant. \$221,500 in funding will be provided in 2007, assisting an anticipated 300 individuals (Availability/Accessibility).
- **Supportive Services**—HOPWA care sites provide the following forms of assistance in order to increase housing stability for those living with HIV/AIDS, including, but not limited to, food/nutrition, transportation, housing case management, mental health treatment, substance abuse treatment and basic telephone provision. An anticipated 125 individuals will receive supportive service assistance from HOPWA in 2007 with \$111,200 in funding (Suitable Living Environment).

Objective Category: Economic Opportunities

In FY2007, CDBG will be allocated to provide downtown revitalization, job creation and micro-enterprise activities. Downtown/neighborhood revitalization projects are eligible under the CFF program and OCRA anticipates receiving applications for 3-5 projects in 2007.

The State will also continue the use of the OCRA's Community Economic Development Fund (CEDF), which funds job training and infrastructure improvements in support of job creation for low- to

moderate-income persons. The projected allocation in 2007 is \$1,700,000. The State will also fund a Micro-enterprise Assistance Program, which funds training and micro-lending for low- to moderate-income persons. The projected allocation in 2007 is \$500,000.

Objective Category: Suitable Living Environment

Community development. In FY2007, CDBG will be allocated to provide various activities that improve living environments of low- to moderate-income populations. The following performance measures are expected to be achieved:

- *Construction/rehabilitation of 26 wastewater, water and storm water infrastructure systems.*
Projected allocation: \$12,564,977.
- *Twenty-six miscellaneous community development projects* (e.g., libraries, community centers, social service facilities, youth centers, fire stations, downtown revitalization, historic preservation, etc). Projected allocation: \$10,280,436.
- *Planning grants:*
 - Thirty-three planning grants
 - Projected allocation: \$1,400,000
 - Anticipated match: \$140,000

Essential service activities. ESG dollars will also be used to provide a suitable living environment for those who are homeless and at-risk of homelessness. ESG will provide funding to emergency shelters and/or transitional housing for case management, housing search, substance abuse counseling, mainstream resource assistance, employment assistance and individual assistance to clients who are homeless.

Operations activities. Emergency shelters and/or transitional housing will provide temporary housing for homeless individuals and families. The shelters provide all of the client's necessities of food, clothing, heat, bed, bathroom facilities, laundry facilities, and a mailing address. The facilities provide assistance to achieve self-sufficiency.

Operating costs. HOPWA care sites provide housing costs that are specific to HIV/AIDS housing, such as furniture for group homes and utilities. Operating costs may also include the salaries of security and maintenance crews. \$16,000 in funding, benefiting an anticipated 75 individuals will be provided in 2007.

Supportive services. HOPWA care sites provide the following forms of assistance in order to increase housing stability for those living with HIV/AIDS, including, but not limited to, food/nutrition, transportation, housing case management, mental health treatment, substance abuse treatment and basic telephone provision. An anticipated 125 individuals will receive supportive service assistance from HOPWA in 2007 with \$111,200 in funding.

Action Plan Matrix

A matrix that outlines the Consolidated Plan Strategies and Action Items for the FY2007 program year appears on the following page. The matrix includes:

- The State's Five-Year Strategic Goals;
- Type of HUD grant;
- Objective category the funding will address;
- Outcome category the funding will address;
- The activities proposed to address housing and community development needs;
- Funding targets (by dollar volume); and
- Assistance goals (by number of households, number of facilities, etc).

Exhibit ES-19.
Strategies and Action Matrix, 2007 Action Plan

Goals	Funds	Objective Category	Outcome Categories	Activities	Specific Objectives	Funding Goals	Assistance Goals
1. Expand and preserve affordable housing opportunities throughout the housing continuum.	HDMF and ADD	Decent Housing	Availability/Accessibility	Transitional Housing—Rehabilitation and New Construction	Improve range of housing options for special needs populations.		For Housing from Shelters to
		Decent Housing	Availability/Accessibility	Permanent Supportive Housing—Rehabilitation and New Construction	Increase number of homeless in permanent housing.	\$15,117,529	Shelters to permanent housing.
		Decent Housing	Affordability	Rental Housing—Rehabilitation and New Construction	Increase the supply and improve the quality of affordable rental housing.		HOME COH = 336 units.
		Decent Housing	Availability/Accessibility	Homebuyer—Rehabilitation and New Construction	Increase the supply and improve the quality of affordable homeownership.		For First Home = 336 units
		Decent Housing	Affordability	CHDO Operating Support	Improve services for low/mod income persons.	\$200,000	
		Decent Housing	Affordability	CHDO Redevelopment and Seed Money Loans	Increase the supply of affordable housing.	\$400,000	
	CDHG	Decent Housing	Affordability	Downpayment Assistance	Increase the supply and improve the quality of affordable homeownership.	\$3,066,513	
		Decent Housing	Availability/Accessibility	Emergency shelters	End chronic homelessness.		For all CDHG
		Decent Housing	Availability/Accessibility	Youth shelters	End chronic homelessness.		(housing) = 244 units
		Decent Housing	Availability/Accessibility	Transitional housing	Improve range of housing options for special needs populations.		
		Decent Housing	Availability/Accessibility	Migrant/seasonal/semi-mobility housing	Improve range of housing options for special needs populations.		
		Decent Housing	Availability/Accessibility	Permanent supportive housing	Increase number of homeless in permanent housing.		
		Decent Housing	Affordability	Rental housing	Increase the supply and improve the quality of affordable rental housing.		
		Decent Housing	Affordability	Owner occupied units	Increase the supply and improve the quality of affordable homeownership.		
		Decent Housing	Sustainability	Voluntary acquisition/demolition	Improve the quality of rental and owner housing.		
		Decent Housing	Availability/Accessibility	Feasibility studies	Increase the supply of affordable housing.		
2. Reduce homelessness and increase housing stability for special needs populations.	HDMF	Decent Housing	Availability/Accessibility	See special needs housing activities in Goal 1.	Improve range of housing options for special needs populations.		
	CDHG	Decent Housing	Availability/Accessibility	See special needs housing activities in Goal 1.	Improve range of housing options for special needs populations.		
	ESG	Decent Housing	Availability/Accessibility	Operating support	Improve range of housing options for special needs populations.	\$1,436,933	89 shelters
		Decent Housing	Availability/Accessibility	Homeless prevention	End chronic homelessness.	\$99,936	25 shelters
		Decent Housing	Availability/Accessibility	Essential services	End chronic homelessness.	\$317,608	31 shelters
		Decent Housing	Availability/Accessibility	Accessibility Rehab	Improve range of housing options for special needs populations.	\$37,000	3-4 shelters
	HDPWA	Decent Housing	Availability/Accessibility	Rental assistance	Improve range of housing options for special needs populations.	\$370,040	for all activities = 42,259
		Decent Housing	Availability/Accessibility	Short term rent, mortgage, utility assistance	Improve range of housing options for special needs populations.		united funded clients served
		Suitable Living Environment	Availability/Accessibility	Supportive services	Improve range of housing options for special needs populations.	\$221,300	170 households/units
		Decent Housing	Availability/Accessibility	Housing information	Improve range of housing options for special needs populations.	\$111,200	125 households
		Suitable Living Environment	Availability/Accessibility	Project sponsor information	Improve range of housing options for special needs populations.	\$53,860	25 households
		Decent Housing	Availability/Accessibility	Acquisition, Rehabilitation and Conversion	Improve range of housing options for special needs populations.	\$49,400	
		Suitable Living Environment	Availability/Accessibility	Operating costs	Improve range of housing options for special needs populations.	\$16,000	5 units
3. Promote livable communities and community revitalization through addressing urban and community development needs.	CDHG	Suitable Living Environment	Sustainability	Community Focus Fund: Construction/rehabilitation of wastewater water and storm water systems Community development projects (Senior Centers, Youth Centers, Community Centers, Historic Preservation Downtown Rehabilitation, ADA Accessibility, Fire Stations, Fire Trucks)	Improve quality/quantity of public improvements for low/mod persons.	\$12,546,937	24 systems
		Suitable Living Environment	Availability/Accessibility		Improve quality/quantity of neighborhood services for low/mod persons.	\$10,280,436	24 facilities/projects
	CDHG	Suitable Living Environment	Sustainability	Planning/Feasibility Studies	Improve quality/quantity of public improvements for low/mod persons.	\$1,460,000	31 planning grants
		Suitable Living Environment	Sustainability	Community Economic Development Fund Micro-enterprise Assistance Program	Improve economic opportunities for low/mod persons. Improve economic opportunities for low/mod persons.	\$1,790,000 150,000	140 jobs

Source: Indiana Office of Community and Rural Affairs and Indiana Housing and Community Development Authority.